

044.A

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Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

931,200 /

931,200

USE VALUE:

931,200 /

931,200

ASSESSed:

931,200 /

931,200

01/13/15

!16095!

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!16095!

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85 -87		BEACON ST, ARLINGTON

OWNERSHIP

Owner 1:	GILBERT ALAN B &				
Owner 2:	COHEN-GILBERT JULIA E				
Owner 3:					
Street 1:	87 BEACON ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474	Type:			

PREVIOUS OWNER

Owner 1:	CARNEY JOHN A -		
Owner 2:	-		
Street 1:	98 RICHFIELD ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2014, having primarily Clapboard Exterior and 1976 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7327																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	931,200			931,200
Total Card	0.000	931,200			931,200
Total Parcel	0.000	931,200			931,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	471.26	/Parcel:	471.2

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	915,200	0	.		915,200	915,200	Year End Roll	12/18/2019
2019	102	FV	891,900	0	.		891,900	891,900	Year End Roll	1/3/2019
2018	102	FV	814,000	0	.		814,000	814,000	Year End Roll	12/20/2017
2017	102	FV	681,000	0	.		681,000	681,000	Year End Roll	1/3/2017
2016	102	FV	681,600	0	.		681,600	681,600	Year End	1/4/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY JOHN A,	63494-360		4/15/2014		725,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2015	Measured	PC	PHIL C
1/13/2015	NEW CONDO	PC	PHIL C

Sign:

VERIFICATION OF VISIT NOT DATA

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DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

